



ACTION TAKEN

TOWN OF WESTFORD ZONING BOARD OF APPEALS

55 Main Street
Westford, Massachusetts 01886
TEL (978) 692-5524 FAX (978) 692-9607

MEETING AGENDA

Wednesday, July 17th, 2002

7:30 pm

Lecture Hall (Room 144), Westford Academy

A Reorganization of the Board

B Executive Session – 25 Keyes Road

To discuss litigation regarding the proposed Cellular Communications Facility at 25 Keyes Road.

C Appeal of the Bylaw Enforcement Officer's Decision and a Use Variance – 89 Cold Spring Road

**UPHELD DECISION OF BYLAW ENFORCEMENT OFFICER
GRANTED USE VARIANCE**

Seeking an appeal of the Bylaw Enforcement Officer's determination and a Use Variance from the Table of Use Regulations if necessary to continue operating an existing kennel from a dwelling in a Residential A zoning district, Assessor's Map 25, Parcel 132, Judi Bassett.

D Variance – 5 Butternut Road GRANTED

Seeking a Variance from the Table of Dimensional and Density Regulations for encroaching upon the front yard setback, for a proposed addition, in a Residential A zoning district, Assessor's Map 41, Parcel 77, Cynthia E. and James E. Scammon.

E Variance – 44 Pine Ridge Road GRANTED

Seeking a Variance from the Table of Dimensional and Density Regulations for encroaching upon the front yard setback, for a proposed addition, in a Residential A zoning district, Assessor's Map 25, Parcel 44, Margaret Sullivan.

F Variance – 333 Littleton Road WITHDRAWN

Seeking a Variance from Section 5.3.9 Signs in the B, CH, and BL Districts, to locate an additional sign on the roof, in a Commercial Highway Zoning District, Assessor's Map 11 Parcel 28, Cunha Corp. Inc., and the Ninety-Nine Restaurants.

G Variance – 74 and 76 Patten Road DENIED

Continued . . .

Seeking a Variance from Section 4.3.5 Prohibition of Irregular Shaped Lots and Section 10.0 Definitions, specifically Substantially Irregular, in a Residential A Zoning District, Assessor's Map 54, Parcels 30 and 31, Ellen E. and Joseph E. Elliott.

H Special Permit and Variance – 88 Stony Brook Road **WITHDRAWN**

Seeking a Special Permit and a Variance from Section 3.3 Accessory Dwelling Units for an accessory dwelling unit in a Residential A zoning district, Assessor's Map 66, Parcel 19, Joseph D. and Joanne M. Del Papa.

Update Items

Approval of Minutes (May-June) **APPROVED**